



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 24, 2006

Department: Zoning, Building &
Planning

Staff Contact: Adella Gallegos, Assoc. Program
Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to C-1 (CZ-50015)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

ORDINANCE NO. _____

SUMMARY:

At the December 7, 2005 public hearing the County Planning Commission voted 5-0 (Commissioners Facio and Pacias excused) to recommend approval of a request for a zone map amendment from A-1 to C-1 on the southerly portions of Tract 446, 467 and 468, located on the north side of Sage Road between Unser Boulevard and Corel Drive SW, containing approximately 2.24 acres. The decision was based on the following seven (7) Findings:

Findings:

1. This is a request for a zone map amendment from A-1 to C-1 on the southerly portion of Tracts 466, 467 & 468, located on the north side of Sage Road between Unser Boulevard and Corel Drive, containing approximately 2.24 acres.
2. The property is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan, Residential Area 5.
3. The property is located within a designated Neighborhood Center of the Bridge/Westgate Community as identified in the West Side Strategic Plan.
4. The request does not constitute a "spot zone" as (City) C-1 zoning and (City) SU-1 zoning for permissive C-1 uses has been established directly south of the site.
5. The proposed use is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the immediate area of the site away from agricultural land use towards a trend of high density residential development and the existing commercially zoned property in the general vicinity that was established at the time the

City of Albuquerque adopted the Tower/Unser Sector Development Plan.

6. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in that it provides neighborhood scale services to this particular area of the South Valley as articulated in Policies 40 and 41 of the Southwest Area Plan.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (September 9, 2005)
2. County Planning Commission Information Packet

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0